

# CITY of DELANO

## A. GENERAL INFORMATION

### i. Jurisdictional Information:

Population 1998:	34,150
Annual Single-Family Units Permitted (1996-98, Avg.):	217
Annual Multi-Family Units Permitted (1996-98, Avg.):	75
Total Annual Residential Units Permitted (1996-98, Avg.):	292

### ii. General Fee Checklist

<i>fee used here</i>	<i>updated in 1998 or 1999?</i>	<i>fee used here</i>	<i>updated in 1998 or 1999?</i>
<input type="checkbox"/> N 1. Planning Department Plan Check Fees	-	<input type="checkbox"/> N 14. Watershed / Aquifer Fees	-
<input checked="" type="checkbox"/> Y 2. Environmental Assessment / Review Fees	N	<input checked="" type="checkbox"/> Y 15. Local Traffic Mitigation Fees	N
<input checked="" type="checkbox"/> Y 3. Building Department Plan Check Fees	N	<input type="checkbox"/> N 16. Reg'l Traffic / Highway Mit'n Fees	-
<input checked="" type="checkbox"/> Y 4. Building Department Permit Fees	N	<input checked="" type="checkbox"/> Y 17. Fire Service Fees	N
<input type="checkbox"/> N 5. Engineering / Public Works Dept. Fees	-	<input checked="" type="checkbox"/> Y 18. Police Service Fees	N
<input checked="" type="checkbox"/> Y 6. Grading Permit Fees	N	<input type="checkbox"/> N 19. Public Safety Fees	-
<input checked="" type="checkbox"/> Y 7. Electrical Permit Fees	Y	<input checked="" type="checkbox"/> Y 20. School District Fees	Y
<input checked="" type="checkbox"/> Y 8. Mechanical Permit Fees	N	<input type="checkbox"/> N 21. School District Mitigation Fees	-
<input checked="" type="checkbox"/> Y 9. Plumbing Permit Fees	N	<input type="checkbox"/> N 22. Community / Capital Facility Fees	-
<input type="checkbox"/> N 10. Electricity / Gas Connection Fees	-	<input checked="" type="checkbox"/> Y 23. Park Land Dedication / In-Lieu Fees	N
<input checked="" type="checkbox"/> Y 11. Sanitary Sewer Connection Fees	N	<input type="checkbox"/> N 24. Open Space Dedication / In-Lieu Fees	-
<input type="checkbox"/> N 12. Storm Drainage Connection Fees	-	<input type="checkbox"/> N 25. Afford. Hous'g Dedic'n / In-Lieu Fees	-
<input checked="" type="checkbox"/> Y 13. Water Connection Fees	N	<input type="checkbox"/> N 26. Special Assessment District Fees	-

### iii. Possible Fee Reductions or Waivers?

Affordable Housing Fee Reduction	N
Affordable Housing Fee Waiver	N
Senior Housing Fee Reduction	N
Senior Housing Fee Waiver	N
Fee Types Reduced or Waived:	none

### iv. Use of Mello-Roos in this Jurisdiction:

single-family	not used
multi-family	not used

### v. Nexus Reports

-none

## B. 25 UNIT SINGLE-FAMILY SUBDIVISION MODEL

i. Project Typical for Jurisdiction? Yes

ii. Expected Location of New Subdivision in this Jurisdiction: Westside of Delano

iii. Expected Environmental Assessment Determination: Mitigated Negative Declaration

### iv. Typical Jurisdictional Requirements for this Model:

-Off-Site Improvements:	-full street & infrastructure, curb, gutter, sidewalk, st. trees, st. lights, utility undergrounding, landscaping
-Internal Site Improvements:	-dedication of streets and infrastructure, full street, curbs, gutters, hydrants, sidewalks, st. lights, full infrastructure devt, utility undergrounding
-Common Amenities / Open Space:	-land dedication or Quimby Fees
-Project Management Requirements:	-Conditions of Approval; partic'n in Landscape, Lighting & Maintenance Dist.
-Typical Reporting:	-geotechnical, traffic, noise, biological, hydrology, archaeological, air quality

### v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	66.53
Private Garage Valuation Price per Sq. Ft.	20.77
Total Valuation per Unit	174,633
Total Valuation per 25 Unit Subdivision Model	4,365,825

vi. Planning Fees:	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	flat		300
Zone Change Application Fee	flat		230
Precise Development Plan Fee	flat + T&M		200
TentativeTract Map Fee	flat		275
Final Map Fee	150 flat + 4/lot		250
Initial Study / Neg Dec Fee	flat		75
<b>Subtotal Planning Fees</b>			<b>1,330</b>

vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Permit Issuance Fee	flat per permit	22	550
Building Permit Fee	schedule based on val'n	2,000.00	50,000
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	17.47	437
Electrical Permit Fee	fixture count	109	2,725
Plumbing Permit Fee	fixture count	114	2,850
Mechanical Permit Fee	fixture count	67	1,675
Grading Plan Check Fee	flat		30
Grading Permit Fee	schedule based on CY		198
Engineering Public Imprvts Plan Check Fee	flat		250
Engineering Public Imprvts Inspection Fee	3% of improvts val'n @ 500K		15,000
<b>Subtotal Plan Check, Permit &amp; Inspection Fees</b>			<b>73,715</b>

<b>viii. Infrastructure, Impact &amp; District Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
School District Facility Fee	1.93 / sf	4,825	120,625
City - Quimby Park Land Fee	flat per unit	422.20	10,555
City - Local Traffic Impact Fee	flat per unit	51.09	1,277
City - Water Impact Fee	flat per unit	547.21	13,680
City - Drainage Impact Fee	flat per unit	778.76	19,469
City - Sanitary Sewer Impact Fee	flat per unit	3,171	79,275
City - Fire Service Fee	flat per unit	187.86	4,697
City - Police Service Fee	flat per unit	85.35	2,134
City - Local Facilities Fee	flat per unit	113.36	2,834
<b>Subtotal Infrastructure, Impact &amp; District Fees</b>			<b>254,546</b>

#### **ix. Totals**

<b>Total Fees for 25 Unit Single-Family Subdivision Model</b> (total of subtotals above)	<b>329,591</b>
<b>Total Fees per Unit</b> (total from above / 25 units)	<b>13,184</b>

## **C. SINGLE-FAMILY INFILL UNIT MODEL**

<b>i. Project Typical for Jurisdiction?</b>	Yes
<b>ii. Expected Location of Model in this Jurisdiction:</b>	Southside of Delano
<b>iii. Expected Environmental Assessment Determination:</b>	Exemption
<b>iv. Typical Jurisdictional Requirements for this Model:</b>	

-Site Improvements	-match current neighborhood infrastructure standards
-Typical Reporting	-none

#### **v. Model Valuation Information:**

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	66.53
Private Garage Valuation Price per Sq. Ft.	20.77
Total Valuation per Model	174,633

<b>vi. Planning Fees:</b>	Type / Fee Calculation	Per Unit	Fee Amount
none			0
<b>Subtotal Planning Fees</b>			<b>0</b>

<b>vii. Plan Check, Permit &amp; Inspection Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
Permit Issuance Fee	flat per permit	22	22
Building Permit Fee	schedule based on val'n	2,000.00	2,000
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	17.47	17
Electrical Permit Fee	fixture count	109	109
Plumbing Permit Fee	fixture count	114	114
Mechanical Permit Fee	fixture count	67	67
<b>Subtotal Plan Check, Permit &amp; Inspection Fees</b>			<b>2,329</b>

<b>viii. Infrastructure, Impact &amp; District Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
School District Facility Fee	1.93 / sf	4,825	4,825
City - Local Traffic Impact Fee	flat per unit	35.25	35
City - Sanitary Sewer Impact Fee	flat per unit	3,171	3,171
City - Fire Service Fee	flat per unit	187.86	188
City - Police Service Fee	flat per unit	85.35	85
City - Local Facilities Fee	flat per unit	113.36	113
<b>Subtotal Infrastructure, Impact &amp; District Fees</b>			<b>8,417</b>
<b>Total Fees for Single-Family Infill Unit Model</b> (total of subtotals above)			<b>10,746</b>

## D. 45 UNIT MULTI-FAMILY MODEL

<b>i. Project Typical for Jurisdiction?</b>	Yes
<b>ii. Expected Location of New Subdivision in this Jurisdiction:</b>	Westside of Delano
<b>iii. Expected Environmental Assessment Determination:</b>	Full EIR
<b>iv. Typical Jurisdictional Requirements for this Model:</b>	

-Off-Site Improvements:	-full street & infrastructure, curb, gutter, sidewalk, st. trees, st. lights, utility undergrounding, landscaping
-Internal Site Improvements:	-dedication of streets and infrastructure, full street, curbs, gutters, hydrants, sidewalks, st. lights, full infrastructure devt, utility undergrounding
-Common Amenities / Open Space:	-land dedication or Quimby Fees; 50% of lot landscaped; possible tot lot
-Project Management Requirements:	-Conditions of Approval; partic'n in Landscape, Lighting & Maintenance Dist.
-Typical Reporting:	-geotechnical, traffic, noise, biological, hydrology, archaeological, air quality

### **v. Model Valuation Information:**

Multi-Family Dwelling Unit Valuation Price per Sq. Ft.	57.00
Private Garage Valuation Price per Sq. Ft.	20.77
Total Valuation per Unit	61,154
Total Valuation per 45 Unit Multi-Family Development Model	2,751,930

<b>vi. Planning Fees:</b>	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	flat		300
Zone Change Application Fee	flat		230
Precise Development Plan Fee	flat + T&M		200
Use Permit	flat		130
Environmental Assessment	flat		75
Full EIR	estimate		25,000
<b>Subtotal Planning Fees</b>			<b>25,935</b>

<b>vii. Plan Check, Permit &amp; Inspection Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
Permit Issuance Fee	flat per permit	22	990
Building Permit Fee	schedule based on val'n	773.00	34,785
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	6.12	275
Electrical Permit Fee	fixture count	58	2,610
Plumbing Permit Fee	fixture count	110	4,950
Mechanical Permit Fee	fixture count	66	2,970
Grading Plan Check Fee	flat		30
Grading Permit Fee	schedule based on CY		180
Engineering Public Imprvts Plan Check Fee	flat		250
Engineering Public Imprvts Inspection Fee	3% of improvts val'n @ 500K		15,000
<b>Subtotal Plan Check, Permit &amp; Inspection Fees</b>			<b>62,040</b>

<b>viii. Infrastructure, Impact &amp; District Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
School District Facility Fee	1.93 / sf	1,930	86,850
City - Quimby Park Land Fee	flat per unit	331.10	14,900
City - Local Traffic Impact Fee	flat per unit	39.51	1,778
City - Water Impact Fee	flat per unit	547.21	24,624
City - Drainage Impact Fee	flat per unit	259.59	11,682
City - Sanitary Sewer Impact Fee	flat per unit	2,728	122,760
City - Fire Service Fee	flat per unit	70.06	3,153
City - Police Service Fee	flat per unit	210.01	9,450
City - Local Facilities Fee	flat per unit	113.46	5,106
<b>Subtotal Infrastructure, Impact &amp; District Fees</b>			<b>280,302</b>

#### **ix. Totals**

<b>Total Fees for 45 Unit Multi-Family Model (total of subtotals above)</b>	<b>368,278</b>
<b>Total Fees per Unit (total from above / 45 units)</b>	<b>8,184</b>